

# FIERCE

I M M O



## SINGLE-FAMILY HOUSE CONVERTED INTO 5 APARTMENTS

Rue de Danemark 6, 1060 Saint-Gilles

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<b>Reference</b>	7636894
<b>Price</b>	€ 469.000
<b>Ground surface</b>	80m <sup>2</sup>
<b>Living surface</b>	270m <sup>2</sup>
<b>Terrace surface</b>	20m <sup>2</sup>
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5

## Description

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Just a stone's throw from the Gare du Midi and close to all amenities, discover this single-family house currently converted into five apartments, generating a **monthly rental income of €3,696.07**.

**The property is composed as follows:**

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**Ground floor:** two duplex studios.

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The first, at the front, includes a living area with sleeping space and a semi-equipped kitchen on the ground floor, with a bathroom and toilet in the basement.

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The second, at the rear, also features a living and sleeping area with a semi-equipped kitchen on the ground floor, and a bathroom with toilet in the basement.

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**First floor:** a one-bedroom apartment comprising an entrance hall, a living room with a semi-equipped open kitchen, one bedroom, and a bathroom with toilet.

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**Second floor:** a one-bedroom apartment identical to the first floor, with an entrance hall, living room, semi-equipped open kitchen, one bedroom, and bathroom with toilet.

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**Third floor:** a final duplex apartment including a living area, a semi-equipped kitchen, a bathroom with toilet, one bedroom, and a converted attic space.

**Additional features:** individual utility meters, cellars, and a shared courtyard.

**Monthly rental income:**

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Ground floor front: €695

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Ground floor rear: €576.07

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First floor: €765

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Second floor: €815

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Third floor: €845

**Total: €3,696.07**

**A must-see!**

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## Essential info

<b>Reference</b>	7636894
<b>Type</b>	House
<b>Ground surface</b>	80m <sup>2</sup>
<b>Living surface</b>	270m <sup>2</sup>
<b>Terrace surface</b>	20m <sup>2</sup>
<b>Garden surface</b>	20m <sup>2</sup>
<b>Year of construction</b>	1893
<b>Availability</b>	Immediately

## Required info

<b>EPC Value</b>	304
<b>EPC Label</b>	F
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	No
<b>Subdivision permit</b>	No
<b>Summons</b>	Unknown
<b>Court decision</b>	No
<b>Right to sell</b>	Unknown
<b>O-Level</b>	Not located in flood area

## Layout

**Toilets** 5

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## Interested in this estate?

Contact us for more information



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